

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- March 20, 1968

Appeal No. 9528 National Academy of Sciences, appellant.

The Zoning Administrator of the District of Columbia, Appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board on March 26, 1968.

EFFECTIVE DATE OF ORDER - JULY 11, 1968

ORDERED:

That the appeal for permission to erect rear addition to existing non-profit organization and for modification of parking requirements in connection therewith at 2101 Constitution Ave., N.W., lot 813, square 88, be granted.

FINDING OF FACT:

- (1) The subject property is located in an SP District.
- (2) The entire square is owned by appellant and consists of approximately 189,762 square feet of area.
- (3) It is proposed to erect an addition to the existing structure to provide a new auditorium seating nearly 700 persons and approximately 10,000 square feet of office space.
- (4) The addition will be joined to the rear of the central portion of the existing structure.
- (5) The Academy is required to provide 52 off-street parking spaces for its existing facility consisting of 102,614 gross square feet. It is proposed that the auditorium be considered as conference room space for parking computation purposes which under the SP zoning would require one parking space for each 1,800 square feet of space.
- (6) There will be parking provided in the basement. It is proposed to provide spaces for 93 automobiles.
- (7) It is maintained that the auditorium will not be used to capacity many times during the year and further that people coming to activities come from all over the country and from foreign lands and would be unlikely to use parking.

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(8) The auditorium will be used by the Academy including the National Academy of Engineering and the National Research Council for scientific meetings, conferences, seminars, and symposia. The auditorium will not be available for hire for public purposes.

(9) The Department of Highways and Traffic offers no objections to the granting of this appeal.

(10) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has shown a hardship sufficient to grant a variance from the strict application of the zoning regulations and that a denial of the request relief would result in peculiar and practical difficulties and undue hardship upon the owner.

It is our opinion that the erection of this proposed addition and the reduction in the parking will not adversely affect any nearby or adjoining property and the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the regulations and map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY: James E. Bess
JAMES E. BESS
Secretary of the Board